

Navajo Ranch Homeowners and Community Associations
P.O. Box 1128
Walsenburg, CO 81089

<http://navajoranch-walsenburgco.org>

President: John (J.C.) Copeland

Vice President: Richard Clements

Treasurer: Dave Rogers

Secretary: Sara Engelmohr

Navajo Ranch Membership Meeting
January 11, 2018
Navajo Western Water District Building

The Navajo Ranch Homeowners and Community Associations membership business meeting was called to order at 7:00 p.m. by President J.C. Copeland.

Officers and board members present were: (Officers) President J.C. Copeland; Vice President Richard Clements; Secretary Sara Engelmohr; Treasurer Dave Rogers; (Board Members) Sam Morningstar, Pam Pierce, Richard Smith (Debbie Clements was absent). In addition, 14 members signed in (Clyde & Judy Burrows, Phyllis Smith, Paul Kronk, Vanna Morningstar, Randy Wilson, Tom Fulkerson, Bill & Marsha Boeck, Frank Pierce, Norine Copeland, Candy Mulrain, Cheryl Rogers, Helen Nuce).

Secretary's Report – The December 14 membership meeting minutes had been previously distributed to members, with copies available at this meeting for review also. Changes were requested on page 3, under “Any New Business?” ... change “eastbound” to “westbound”; under “2018 Membership Meetings” – need to add January and March meetings. *<Randy Wilson made a motion to approve the minutes as changed; Bill Boeck seconded; none opposed – motion passed.>*

Treasurer's Report - The **quarterly balance sheet for period October 1-December 31, 2017** was distributed for review by Dave Rogers: total deposits reflecting \$6,109.18 (interest on bank accounts, redemption of a CD, membership money received, Navajo Watch Sign purchases) with expenses totaling \$4,362.51 (donation to Fox Theatre, reimbursements to J.C. Copeland and Dave Rogers for approved HOA expenses, and Attorney fees and process service fee associated with covenant enforcement lawsuit) = **difference +\$1,746.67**

Also presented for review, the **quarterly balance sheet for period January 1-March 31, 2018**. Thus far in January 2018: total deposits reflecting \$245 (2018 membership dues, mailbox sale in Estates, and Navajo Watch Sign purchase), with expenses totaling \$2,256 (annual premium payment for Travelers Insurance Policy) = **difference of -\$2,011** for first 8 days of January 2018.

<Clyde Burrows made a motion to accept both Treasurer's Reports as presented; Pam Pierce seconded; none opposed – motion passed.>

The **end of year summary for 2017** was also available for informational purposes. Total assets = \$29,341.39; total deposits reflecting \$9,925.18 with expenses totaling \$9,105.94 = **year end difference +\$819.24**

Committee reports:

Architectural Control Committee – Bill Boeck reported there were five application approvals in 2017. Approvals included two metal buildings, one single wide trailer, one room addition, and one house with garage and outbuilding. There was one application rejected for a greenhouse.

NRHOA Website – Would like to promote HOA members on the website – trades people and crafting people.

HOA Social Activities – Candy Mulrain and Vanna Morningstar are co-chairing the February social event. Will be potluck meal. Committee will be meeting next Tuesday at Candy's house – let her know if you would like to help. Discussion held amongst those present – tentative date of the event is Saturday, February 17 from 5p-9p at the La Veta Community Center. Vanna will check availability and verify rental fees. Suggestion that everyone invite and/or bring neighbors. J.C. will provide music system for anyone that might want to dance. Will also be fund-raising event – a silent auction. Will solicit for donations from Navajo Ranch residents and possibly area businesses. Donations for auction can be for services, craft items, baked items – just about anything! More information will be forthcoming from the committee, once venue availability is verified and committee has met.

Judy Burrows advised the group that she and Clyde had hosted a “get to know your neighbor” event for their neighbors. Several people attended, it was a nice gathering and went well.

Welcoming Committee for New Residents – Candy Mulrain advised that the committee will be meeting once a month. They will put together a “welcome packet” with brochures for area events, Navajo Ranch maps, HOA application & newsletter, and information from the HOA website – committee may come up with additional items to include. Initially, they plan to go back 6 months to identify new residents. The packets will be delivered in person, where possible. The Navajo Western Water District Office Manager advised her that they cannot provide renter information; however, she agreed to keep a couple packets at the office and give them to renters who come in to setup their water service. Candy requested that people let her know if they are aware of new residents in their neighborhood. In addition, J.C. requested that the ACC update Candy on dwelling approvals.

Covenant Enforcement:

- **Trash enforcement** - Have had luck working with the County Health Department and Land Use Department. This time of year would be a good time to collect information on “trashy lots” – will work with these Departments for a sweep in the spring. To report trashy lots, contact a Board Member (via email or phone) – need the following information: lot owner's name; lot #/address; description of trash. If you don't know lot # or owner's name, we can get that information if we know the exact location of the lot.
- **Commercial marijuana grows** – none reported currently. State law changed effective January 1, 2018 - reduced number of plants per household to a maximum of 12. There are County ordinances coming that are stricter than State law. County has declared all Conditional Use Permits prior to 2018 are invalid and have to go through process to renew. The County has received a grant for a marijuana task force.

NRHOA Neighborhood Watch signs - \$25 each – still have some and can order more, if needed.

Membership – applications and newsletters being distributed to current members. New annual dues are \$45 for emailed minutes/correspondence and \$50 for mailed paper copies. We need involvement from members of Navajo Ranch community.

All Officer positions (President, Vice President, Secretary, Treasurer) are up for election in 2018. Nominations will be accepted at the February social and March meeting, with voting at the March 8 membership meeting. Please discuss with neighbors and encourage them to participate in HOA and consider volunteering for an Office position.

Walking trails & benches – Melissa Ray presented information and suggestions at the January 9 Board Meeting. Agreed that we will be concentrating initially on the equestrian center area. Richard Clements advised that he already mowed around the fence line – approximately 10' path – and also mowed a good sized parking area off of Pawnee.

Suggestion is for benches every ½ mile or so along the trails would be nice, and perhaps at entrances to the trails also. In order to help defray the costs of trail maintenance and benches, Melissa suggested hosting 5K fundraisers with a \$40 participation fee. Could also have people pay for a bench in memoriam of a loved one, etc.

Any Other Business?

Tom Fulkerson advised that he and Doris are in continued discussions with CDOT regarding the inadequate marking and lighting at Highway 160 and CR510 entrance. Will be touching base with CDOT again the first of February to see if they have any funding in the 2018 budget to help with this issue. Bill Boeck suggested that HOA get name and address of appropriate CDOT contact – we could solicit residents to send letters requesting resolution to these issues.

NEXT MEETING DATES –

- Tuesday, February 6, Board Meeting, 7pm @ NWWD building
- February social - no Membership Meeting
- March 8, Membership Meeting, 7pm @ NWWD building ***ELECTIONS***

Adjournment – *<Dave Rogers made a motion to adjourn the meeting; Randy Wilson seconded the motion; none opposed – motion passed.>* The meeting was adjourned at 8:15 p.m.

Submitted by Sara Engelmohr, Secretary